

841

DEED OF CORRECTION

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eight Thousand Dollars (\$8,000.00), cash in hand paid by B & M Realty, Inc., to THE FIRST NATIONAL BANK OF BIRMINGHAM and L. Murray Alley, as Co-Trustees under the Will of Nannie Dee Durden, deceased (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said B & M Realty, Inc. (hereinafter called Grantee), the following-described real estate located in Shelby County, Alabama, to-wit:

A part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 21 South, Range 2 West, being more particularly described as follows: Begin at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 28 and run North along the West line of said Quarter-Quarter Section 645.87 feet to the Southwesterly right of way of U. S. Highway #31; thence an angle right of 157° 13' 41" to the tangent of a curve to the right having a central angle of 7° 06' 55" and a radius of 3428.12 feet; thence run Southeasterly 425.72 feet along the arc of said curve to the point of tangent, said curve being the Southwesterly right of way of said Highway; thence continue Southeasterly 261.44 feet along said right of way to the South line of the Northwest Quarter of said Section 28; thence an angle right of 107° 43' 53" and run 210.7 feet, more or less, West along the South line of said Quarter-Quarter Section to the point of beginning. Described property contains 1.705 acres more or less.

This Deed is given to correct errors in Grantees name and in the description in the Deed dated June 9, 1982, and recorded in Deed Book 340, Page 251, Probate Office of Shelby County, Columbiana, Alabama..

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

It is specifically understood that the Grantors have executed this conveyance subject to:

1. Ad valorem taxes due and payable October 1, 1982, which the Grantees herein assume and agree to pay.
2. Existing rights-of-way, building restrictions, encroachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
3. Right-of-way to Shelby County, Alabama, as recorded in Deed Book 102, Page 444.
4. Right-of-Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 99, Page 461 and Deed Book 233, Page 587.

This instrument is executed without warranty or representation of any kind on part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

BOOK 345 PAGE 285

Calisha Little

This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacities and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacity named.

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, and L. Murray Alley, have caused this conveyance to be executed in their names and on their behalf in their capacity as aforesaid, on this 8 day of July, 1982.

THE FIRST NATIONAL BANK OF BIRMINGHAM,
as Co-Trustee of the Will of Nannie
Dee Durden, deceased.

ATTEST:

Stephen H. Holland
Forestry Officer

BY: Henry A. Long Jr.
Senior Vice President & Trust Officer

L. Murray Alley
L. Murray Alley, as Co-Trustee of the
Will of Nannie Dee Durden, Deceased.

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Henry A. Long, Jr. and Stephen H. Holland, whose names as Senior Vice President and Trust Officer and Forestry Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, a national banking corporation, as Co-Trustee of the Will of Nannie Dee Durden, deceased, are signed to the foregoing conveyance and who are known to me acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Co-Trustee as aforesaid.

Given under my hand and official seal this 8th day of July, 1982.

NOTARY PUBLIC
NOTARY BY THIS
INSTRUMENT WAS FILED

1983 FEB 23 AM 8:19
Corrected

Jackie K. Smith
Notary Public

MY COMMISSION EXPIRES 8/17/82

rec'd 3.00
Ind. 1.00
4.00
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that L. MURRAY ALLEY, as Co-Trustee of the Will of Nannie Dee Durden, deceased, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Co-Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July, 1982.

Catherine M. Ricker
Notary Public